

**General Plan Amendment Initiation Request**

# **Eastlake Self-Storage**

(APN: 595-070-75-00)

**Eastlake II GDP  
City of Chula Vista**

**Applicant:**

**Mid City, LLC  
3565 7<sup>th</sup> Ave.  
San Diego, CA 92103**

**Agent for Applicant:**  
Stefan LaCasse,  
Quinn Communities

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## **I. Introduction**

The applicant, Mid-City, LLC proposes a General Plan Amendment to change the land use designation of a vacant 9.35-acre Vacant property from its current Open Space (OS) designation to Limited Industrial (LI). The applicant proposes to develop the property with a Self-Storage Facility project. Historically, the site has remained as vacant open space and is undeveloped with the exception of SDG&E power transmission facilities which traverse the site from north to south. There are no known previous approved entitlements for the property.

## **II. Existing Site Conditions**

The parcel (APN 595-070-75-00) is located within Eastlake Village in the City of Chula Vista, California. The property is located westerly of the Eastlake Village Marketplace, on the west side of SR-125, south of Eastlake Drive, north of St. Germain Road, and east of Ridgewater Drive. The site is currently vacant with the exception of SDG&E transmission lines, which cross the property along its westerly edge. The topography of the site is gently sloping from north to south (from Eastlake Drive to the southerly end of the site at St. Germain Road). Elevations on site range from approximately 610 feet above mean sea level (MSL) at the northeastern portion to approximately 540 feet MSL at the southwestern portion of the site. The property is generally covered by low-lying grasses and shrubs with a natural valley channel running north to south.

Land use to the north includes open space (OS) and Eastlake Parkway. Land use to the east includes SR-125 and the Eastlake Village Marketplace retail shopping center. Land use to the south/ southwest includes tennis courts and single family detached housing (Telegraph Canyon Estates). Land use to the west also includes existing single-family detached housing. Existing onsite vehicular circulation is limited to a concrete driveway apron located at the northwest corner of the project site which provides access to an existing utility maintenance road within the SDG&E easement that runs across the property north to south on the west side of the site.

## **III. Proposed Amendments/Proposal or Project Description**

The proposed amendment is to change the/existing Open Space (OS) General Plan Land Use designation to Limited Industrial (LI). The portion of the site unencumbered by the SDG&E easement will be improved with a new self-storage facility comprised of two 3-story buildings totaling approx. 162,000 SF, an open RV/ boat storage area of approx. 0.6-acre, parking areas, access roads and an approx. 0.1-acre hydromod/ water quality basin. The total development footprint including graded/landscaped slopes would be approx. 6.84-acres of the property's total 9.35 acres.

Anticipated applications associated/with the proposed project would be General Plan Amendment, SPA/Specific Plan Amendment, Conditional Use Permit, Design Review and

Environmental Review. These applications would be processed concurrently with the subject amendment application.

#### **IV. Land Use Considerations**

The City's General Plan identifies the need for parkland for the welfare of the public and to promote the orderly development of the City. The City owns an approximately 14.25-acre park in the Lower Sweetwater Valley and desired to increase the acreage to establish a community park of approximately 20 acres. The applicant owned a parcel of approximately 4 acres immediately adjacent to said parkland. The acquisition of the Mid City, LLC's parcel would help the City by increasing the acreage of the existing park closer to the desired 20-acre minimum standard.

Additionally, the City owned the subject site, a 9.3-acre parcel located immediately adjacent to SR-125 and Eastlake Drive, which the applicant desired to acquire from the City for development

The city and Mid City, LLC entered into an agreement to exchange property ownership to benefit both ownership entities. As proposed, both the SPA Amendment and the requirement for a Conditional Use Permit would provide further restrictions as to allowable uses and operations under the new General Plan designation in order to insure that the self-storage land use is compatible with adjacent uses in the surrounding area.

#### **V. Economic Considerations**

The proposed land use exchange and reclassification of the Mid City, LLC's new property to a Business Center designation would result resulted in a net gain of commercial/ industrial land base. The proposed development project would also generate additional property tax.

#### **VI. Environmental Considerations**

Per Biological Resources Technical Report, prepared by Dudek, dated November 2012, four plant communities were identified on the site: non-native grassland, limited ornamental, disturbed habitat, and southern willow scrub. Implementation of the proposed project will result in impacts to all of the four communities listed above; including impacts to approximately 0.01 acre of ephemeral un-vegetated stream channel. One special status wildlife species was observed.

All direct and indirect impacts resulting from the implementation of the proposed project will be fully mitigated. The removal of the open space designation is justified due to the City's desire to exchange land with the applicant in order to increase and enhance existing City park acreage. The proposed low-intensity land use for the subject site is not located within or adjacent to any designated preserve or sensitive areas; the nearest preserve boundary (Bonita Long Canyon Preserve) is approximately 0.5 miles west of the site. Both the SPA Amendment and the required Conditional Use Permit will contain language to restrict and minimize any potential impact resulting from this very low intensity land use.

## **VII. Infrastructure Considerations**

Existing public services to the north in Eastlake Drive include sewer main, water main, storm drain main and laterals; street lights on median near proposed entry. To the east lies SR-125. To the south are existing sewer and water mains in St. Germain Rd. To the west, lies Ridgewater Drive. However, no improvements or connections are proposed at this time. The proposed site plan requires connections to existing water main in Eastlake Drive and connections to existing water and sewer mains in St. Germain Road, however, the proposed onsite utilities will be private.

## **VIII. Public Benefit Considerations**

The public would benefit from the proposed land use change in that it would complete the original property exchange to provide additional City parkland for the welfare of the general public. In addition, the land use change would allow low impact, tax-revenue producing industrial development rights in the form of a new self-storage facility. The applicant has identified that there is a current market demand for this type of facility in the area due to the increase in the number of households in the vicinity of the project site. Any potential impact resulting from the proposed self-storage facility would be mitigated and limited by both the language of the SPA Amendment and by conditions attached to the required Conditional Use Permit and would be more than offset by the public benefit of expanded City parkland and new public self-storage opportunities.

## **IX. General Plan Consistency**

As proposed, the new land use designation would be compatible with the General Land Use Development pattern for the area which provides for limited industrial land uses surrounding the existing commercial town center.

## **X. Conclusion**

The intent of the subject General Plan amendment is to increase the City's Industrial (Business Center) taxable land base while, in return for providing the City the opportunity to provide additional new public parkland for the benefit of the general public.

## **XI. Required Findings of Fact in Support of the Subject Land Use Plan Amendment**

The proposed Land Use Plan Amendment Initiation request meets the approval criteria required by City of Chula Vista Council Ordinance 3404 as follows:

- (1) The proposed Land Use Plan Amendment or rezone is consistent with the goals and policies of the General Plan;

The City's General Plan identifies the need for parkland for the welfare of the public and to promote the orderly development of the City. In particular, Objective PFS-15 and its related policies speak to finding creative solutions to promote the creation and provision of new additional City parkland.

The City owns an approximately 14.25-acre park in the Lower Sweetwater Valley and desired to increase the acreage to establish a community park of approximately 20 acres. The Mid City, LLC owned a parcel of approximately 4 acres immediately adjacent to said parkland. The acquisition of the applicant's parcel would help the City by increasing the acreage of the existing park closer to the desired 20-acre minimum community park standard.

Additionally, the City owned the subject site, a 9.3-acre parcel located immediately adjacent to SR-125 and Eastlake Drive, which the Mid City, LLC desired to acquire from the City for development.

The city and Mid City, LLC entered into an agreement to exchange property ownership to benefit both ownership entities.

The proposed self-storage land use is consistent with the goals and policies of the Economic Development Element of the City's General plan, in particular Policy ED 1.4 which encourages a "increase the supply of land for non-retail employment through the designation of land to accommodate a regional technology park; a future business park; industrial or business park space; and development of a university campus." Though a very low intensity use, the proposed self-storage use will provide non-retail employment opportunities both during construction and throughout its ongoing operation.

- (2) The proposed Land Use Plan Amendment or rezone provides equal or greater public benefit to the community as compared to the existing land use designation, density/intensity range, or plan policy; and

The proposed land use change will provide a dual public benefit: 1) The property exchange will provide land needed by the City for a community park expansion for the welfare of the general public; and 2) The land use change would allow the development of a new self-storage facility which will fill a current market demand identified by the applicant for such facilities in the area. This new low-impact industrial land use will also provide the additional benefit of expanding the City's tax-revenue base and providing employment. In turn, any potential negligible impact of the proposed self-storage facility will be more than offset by the larger public benefit of expanded City parkland. The proposed new use would be controlled and restricted by both SPA Amendment language and by the Conditional Use Permit to insure compatibility with surrounding land uses.

(3) Public facilities are available to serve the proposed change in land use designation or density/intensity, or their provision will be addressed as a component of the Land Use Plan Amendment or rezoning process.

Adequate existing public services are available to the north in Eastlake Drive and include sewer main, water main, storm drain main and laterals; street lights on median near proposed entry. To the south are existing sewer and water mains in St. Germain Road are also adequately sized. The proposed site plan requires connections to existing water main in Eastlake Drive and connections to existing water and sewer mains in St. Germain Road; proposed onsite utilities will be privately maintained.